

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Law Offices of Christopher R. Smitherman
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Tommy E. Payton & Catherine J. Tidwell
76 Goggins Drive
Montevallo, Alabama 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY**
) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Sixty Thousand & 00/100 Dollars (\$160,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Trust Estate B under the Last Will and Testament of Mary Lee Brown**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Tommy E. Payton and Catherine J. Tidwell(husband and wife)**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

SEE EXHIBIT "A" -- Subject to all items of record including but not limited to all rights of redemption in favor of all persons entitled to redeem via a mortgage foreclosure sale as evidenced by a mortgage foreclosure deed dated the 4th day of June, 2012 and recorded on or about the 11th day of June, 2012 in Instrument No. 20120611000204920.

Note: This property is not homestead property of the Grantor.

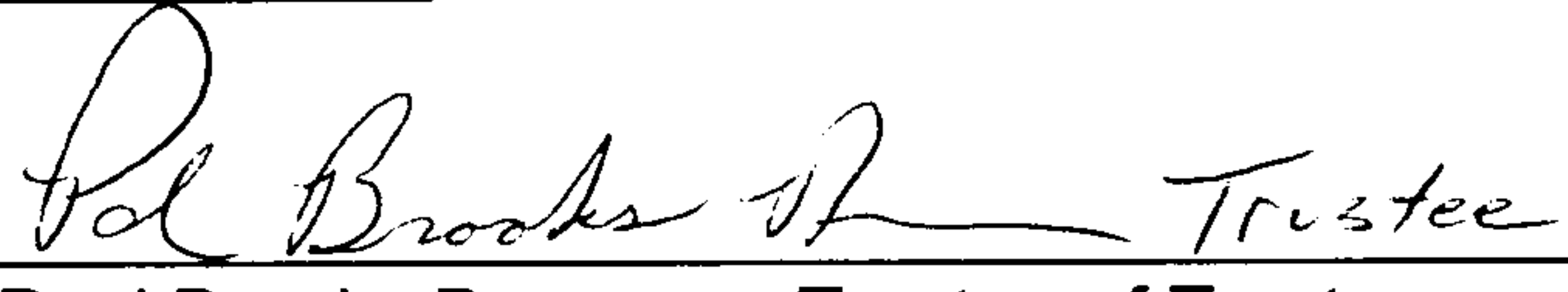
Note: Executed and recorded simultaneous with a purchase money mortgage signed by Grantee(s) in favor of Trust B under the Will of Mary Lee Brown, Mortgagee in the amount of \$160,000.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 3 day of October, 2012.

GRANTORS

 Trustee (L.S.)
Paul Brooks Brown, as Trustee of Trust
Estate B Under the Last Will and Testament
of Mary Lee Brown


20121018000401810 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
10/18/2012 03:33:04 PM FILED/CERT

This instrument contains 3 pages.

STATE OF ALABAMA

Shelby COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public in and for said County, in said State, hereby certify that Paul Brown, whose name as Trustee of Trust Estate B under the Last Will and Testament of Mary Lee Brown, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, he as trustee and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 3 day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 5/15/2016

20121018000401810 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
10/18/2012 03:33:04 PM FILED/CERT

EXHIBIT A

Commence at the Northeast corner of the Southwest quarter of the Northwest Quarter of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence southerly along the East line of said quarter-quarter section a distance of 647.70 feet to a point; thence turn 91 degrees 00 minutes 09 seconds right and run westerly 319.35 feet to the Point of Beginning of the property being described; thence turn 00 degrees 01 minutes 54 seconds right and continue westerly 210.00 feet to a point; thence turn 89 degrees 36 minutes 53 seconds right and run northerly 210.00 feet to a point; thence turn 90 degrees 23 minutes 07 seconds right and run easterly 210.00 feet to a point; thence turn 89 degrees 36 minutes 48 seconds right and run southerly 210.00 feet to the point of beginning.

ALSO, a fifteen foot wide (15.0 feet) access easement for ingress and egress to the above property and described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence southerly along the East line of said quarter-quarter section a distance of 647.70 feet to a point; thence turn 91 degrees 00 minutes 09 seconds right and run westerly 319.35 feet to the Point of Beginning of the property being described; thence turn 00 degrees 01 minutes 54 seconds right and continue westerly 210.00 feet to a point; thence turn 89 degrees 36 minutes 53 seconds right and run northerly 210.00 feet to a point; thence turn 90 degrees 23 minutes 07 seconds right and run easterly 210.00 feet to the Point of Beginning of the proposed easement being described; thence turn 90 degrees 23 minutes 12 seconds left and run northerly 197.00 feet to a point on the South margin of Shelby County Highway No. 22; thence turn 90 degrees 00 minutes 00 seconds left and run westerly 15.0 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run southerly 197.01 feet to a point on the North line of subject property; thence run 89 degrees 36 minutes 48 seconds left and run easterly 15.0 feet to the Point of Beginning and the end of easement description. This is an existing 10.00 foot wide gravel driveway centered within this proposed easement. According to the survey of Joseph E. Conn, Jr., Alabama PLS #9049, dated August 27, 1996.

Situated in Shelby County, Alabama.



20121018000401810 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
10/18/2012 03:33:04 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Trust B - Mary Brown
Mailing Address PO Box 24
Montevallo AL 35115

Grantee's Name Dimmy E Payton / Catharine Tidwell
Mailing Address 76 Cussins Dr
Montevallo AL 35115

Property Address 76 Cussins Dr
Montevallo AL 35115

Date of Sale 10/3/12
Total Purchase Price \$ 160,000

or
Actual Value \$ Contract price

or
Assessor's Market Value \$ _____



20121018000401810 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
10/18/2012 03:33:04 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/18/12

Print Chris Smithman

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1